

Reserved for Recording Information:

Prepared By:
Community Development Department
City of Palm Coast
160 Lake Avenue, Suite 135
Palm Coast, FL 32164

Return To:
City Clerk
City of Palm Coast
160 Lake Avenue, Suite 225
Palm Coast, FL 32164

CITY OF PALM COAST
DEVELOPMENT ORDER
APPROVAL
HAMMOCK AT PALM HARBOR SUBDIVISION MASTER PLAN

On 6/22/2022, The City of Palm Coast issued this Development Order relating to and touching and concerning the following described property:

A Parcel of Land Lying in Government Section 39, 43, 44 and 46, Township 11 South, Range 31 East, Flagler County Florida.

(The aforementioned property description has been provided to the City of Palm Coast by the owner of the aforescribed property.)

FINDINGS OF FACT

Property Owner: HAMMOCK AT PALM HARBOR LLC
500 CR 115 NORTH
BUNNELL, FL 32110

Project Name: HAMMOCK AT PALM HARBOR SUBDIVISION MASTER PLAN

Application: SUBDIVISION MASTER PLAN

Project No.: 2022030176

Application No.: 5084

Requested Development Approval:
Subdivision Master Plan Approval
Parcel Nos: 43-11-31-0000-01010-0010
Acreage: 15.22
Zoning: MFR-1
Proposed Use: Multi-Family
Proposed Number of Units: 51

The Development Approval sought is consistent with the *City of Palm Coast Comprehensive Plan* and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances as set forth in the *Code of Ordinances of the City of Palm Coast*.

The Owners have expressly agreed to be bound by and subject to the development conditions and commitments stated below and have covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

ORDER

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for Development Approval is **GRANTED**.
- (2) All development of the property shall fully comply with all of the codes and ordinances in effect in the City of Palm Coast at the time of issuance of a development order and/or development permit, including but not limited to, all impact fee ordinances.
- (3) The conditions upon this development approval and the commitment made as to this development approval, which have been accepted by and agreed to by the Owner of the property, is as follows:

Reviewing Department Comments

PLC - PLANNING PROJECT MANAGER

ESTELLE LENS - (386)986-2655 - ELENS@PALMCOASTGOV.COM

Information comments to be addressed with the Preliminary Plat:

1. Need to correct adjacent zoning to the north (across Clubhouse). it is MFR-1 and SFR-2 (not SFR-4).
2. Individual lots will need to be numbered with the lot area provided for each.
3. Submit a survey showing existing infrastructure and improvements.

(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of the City of Palm Coast by virtue of a document of equal dignity herewith. The Owners have expressly covenanted and agreed to the provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Development Order shall be found to be invalid or illegal then the entire Development Order shall be null and void.

Done and Ordered on the date first written above.

**As approved and authorized for execution
by the City of Palm Coast, through administrative review**

Attest:

CITY OF PALM COAST, FLORIDA